



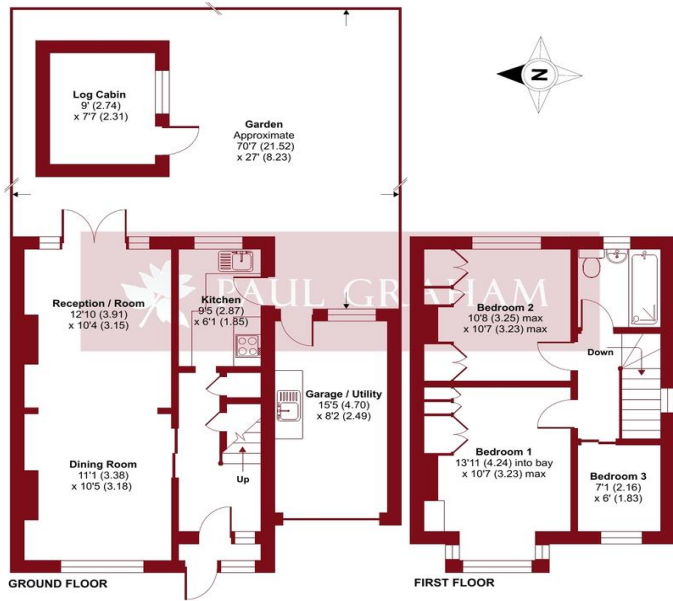
## 2 Duke Of Edinburgh Road, Sutton, SM1 3PG | **Guide Price £549,950 Freehold**

This bright and spacious three-bedroom semi-detached house on Duke of Edinburgh Road offers a fantastic opportunity for families seeking a home with potential for further development (STPP). The property features a welcoming through lounge, a separate kitchen, and three well-proportioned bedrooms. The exterior boasts a good-sized garden, complete with a charming log cabin, patio, and a small pond-perfect for outdoor relaxation. Additional highlights include a garage to the side and ample space, providing the potential to extend the property.

## Duke Of Edinburgh Road, Sutton, SM1

Approximate Area = 836 sq ft / 77.6 sq m  
 Garage = 126 sq ft / 11.7 sq m  
 Outbuilding = 69 sq ft / 6.4 sq m  
 Total = 1031 sq ft / 95.7 sq m

For identification only - Not to scale



## PORCH

## ENTRANCE HALL

**RECEPTION ROOM** 12' 10" x 10' 4" (3.91m x 3.15m)

**DINING ROOM** 11' 1" x 10' 5" (3.38m x 3.18m)

**KITCHEN** 9' 5" x 6' 1" (2.87m x 1.85m)

**BEDROOM 1** 13' 11" into bay x 10' 7" (4.24m x 3.23m)

**BEDROOM 2** 10' 8" x 10' 7" (3.25m x 3.23m)

**BEDROOM 3** 7' 1" x 6' (2.16m x 1.83m)

## BATHROOM

**GARAGE/UTILITY** 15' 5" x 8' 2" (4.7m x 2.49m)

**LOG CABIN** 9' x 7' 7" (2.74m x 2.31m)

## GARDEN

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1179791



**IMPORTANT NOTE:** Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. **PLEASE NOTE:** All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

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## WALLINGTON

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